

**PB# 06-27**

**Seaman/Bellinger  
(LLC)**

**29-1-24,25,68**

TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY  
DATE: February 26, 2007

06-27 Seaman / Bellinger L.L. Chg  
Station Rd. (CASA 334)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/28/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 6-27

NAME: SEAMAN - BELLINGER LL CHG PA2006-24

APPLICANT: IVAN & BARBARA BELLINGER

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/26/2007	PLANS STAMPED	APPROVED
09/27/2006	P.B. APPEARANCE	APPR COND;
09/06/2006	WORK SHOP	SUBMIT
06/07/2006	WORK SHOP	RET TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/28/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-27

NAME: SEAMAN - BELLINGER LL CHG PA2006-24

APPLICANT: IVAN & BARBARA BELLINGER

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/21/2006	EAF SUBMITTED	09/11/2006	WITH APPLIC
ORIG	09/21/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/21/2006	LEAD AGENCY DECLARED	09/26/2006	TOOK LA
ORIG	09/21/2006	DECLARATION (POS/NEG)	09/26/2006	DECL NEG DEC
ORIG	09/21/2006	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/21/2006	PUBLIC HEARING HELD	/ /	
ORIG	09/21/2006	WAIVE PUBLIC HEARING	09/26/2006	WAIVE PH
ORIG	09/21/2006	FINAL PUBLIC HEARING	/ /	
ORIG	09/21/2006	PRELIMINARY APPROVAL	/ /	
ORIG	09/21/2006	LEAD AGENCY LETTER SENT	/ /	



**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#120-2007**

02/23/2007

Casazza, James

Received \$ 150.00 for Planning Board Fees, on 02/23/2007. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

PB# 06-27

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/21/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 6-27

NAME: SEAMAN - BELLINGER LL CHG PA2006-24

APPLICANT: IVAN & BARBARA BELLINGER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/11/2006	REC. CK. #141	PAID		200.00	
			-----	-----	-----
		TOTAL:	0.00	200.00	-200.00

*[Handwritten signature]*

*9/22/06*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/23/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 6-27

NAME: SEAMAN - BELLINGER LL CHG PA2006-24  
APPLICANT: IVAN & BARBARA BELLINGER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/11/2006	REC. CK. #141	PAID		200.00	
09/27/2006	P.B. MINUTES	CHG	56.00		
10/12/2006	CORDISCO ATTY FEES	CHG	367.50		
01/09/2007	P.B. ENGINEER FEE	CHG	369.60		
02/22/2007	REC. CK. #4809	PAID		593.10	
		TOTAL:	793.10	793.10	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/23/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 6-27

NAME: SEAMAN - BELLINGER LL CHG PA2006-24  
APPLICANT: IVAN & BARBARA BELLINGER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/11/2006	REC. CK. #141	PAID		200.00	
09/27/2006	P.B. MINUTES	CHG	56.00		
10/12/2006	CORDISCO ATTY FEES	CHG	367.50		
01/09/2007	P.B. ENGINEER FEE	CHG	369.60		
02/22/2007	REC. CK. #4809	PAID		593.10	
		TOTAL:	793.10	793.10	0.00

*revised  
for Lennaga  
2-23-07*

*To Close out escrow.*

*Thank You,*

*Myra*



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE PLANNING BOARD

January 23, 2007

James Casazza, Esq  
19 South Street  
Washingtonville, NY 10992

SUBJECT: SEAMAN/BELLINGER LL CHANGE #06-27

Dear Mr. Casazza:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	150.00
Check #2 – amount over escrow posted.....	\$	593.10

Upon receipt of these checks and ten (10) sets of plans (folded) and a mylar, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason  
Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

**FAXED** + Mailed

1-24-07

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/24/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 6-27

NAME: SEAMAN - BELLINGER LL CHG PA2006-24  
APPLICANT: IVAN & BARBARA BELLINGER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/11/2006	REC. CK. #141	PAID		200.00	
09/27/2006	P.B. MINUTES	CHG	56.00		
10/12/2006	CORDISCO ATTY FEES	CHG	367.50		
01/09/2007	P.B. ENGINEER FEE	CHG	369.60		
			-----	-----	-----
		TOTAL:	793.10	200.00	593.10

*check #2*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/24/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 6-27

NAME: SEAMAN - BELLINGER LL CHG PA2006-24  
APPLICANT: IVAN & BARBARA BELLINGER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/23/2007	APPROVAL FEE	CHG	150.00		
			-----	-----	-----
		TOTAL:	150.00	0.00	150.00

Check #1

AS OF: 01/09/2007

## CHRONOLOGICAL JOB STATUS REPORT

PAGE: 1

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 6- 27

FOR ALL WORK ON FILE:

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	DOLLARS BILLED	BALANCE
6-27	299404	04/05/06	TIME	MJE	WS BELLINGER/SEAMAN L/L	115.00	0.50	57.50			
6-27	301828	04/18/06	TIME	MJE	MC BELLINGER/SEAMAN LL	115.00	0.30	34.50			
6-27	310452	06/07/06	TIME	MJE	MR BELLINGER/SEAMAN	115.00	0.40	46.00			
6-27	324885	09/06/06	TIME	MJE	WS BELLINGER LL	115.00	0.40	46.00			
6-27	325798	09/12/06	TIME	MJE	MR BELLINGER L/L	115.00	0.50	57.50			
6-27	325802	09/14/06	TIME	MJE	MR BELLINGER L/L	115.00	0.30	34.50			
								276.00			
6-27	332173	10/25/06			BILL 06-2640					-276.00	
										-276.00	
6-27	335530	11/08/06	TIME	MJE	CR BELLINGER SEAMAN L/L	115.00	0.40	46.00			
								46.00			
6-27	337851	11/21/06			BILL 06-2933					-46.00	
										-46.00	
6-27	343806	01/09/07	TIME	MJE	MC Ballinger Closeout	119.00	0.40	47.60			
					TASK TOTAL			369.60		-322.00	47.60
									0.00		
					GRAND TOTAL			369.60		-322.00	47.60
									0.00		



***Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd PLLC***

555 Hudson Valley Avenue

Suite 100

New Windsor, NY 12553

Ph:845-561-0550

Fax:845-561-1235

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NY

12553

January 23, 2007

**Attention:** HON. GEORGE GREEN, SUPERVISOR

**File #:** 6044906

**Inv #:** Sample

**RE:** SEAMAN- BELLINGER LOT LINE CHANGE- PB#06-27

**Total Fee & Disbursements**

**\$0.00**

Previous Balance

367.50

Previous Payments

367.50

**Balance Now Due**

**\$0.00**

**PAYMENT DETAILS**

Oct-20-06

PAYMENT ON ACCOUNT

367.50

**Total Payments**

**\$367.50**

**James Casazza, Esq.**  
**Attorney & Counselor of Law**  
**19 South Street**  
**Washingtonville, New York 10992**



845-496-9166  
845-496-9005 (Fax)

October 16, 2006

Attention: Mark Edsall  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Re: Seaman/Bellinger – Lot Line Change

Dear Mr. Edsall:

Enclosed are the revised maps which have been prepared by Lanc & Tully in accordance with the approval granted by the Town of New Windsor Planning Board. These maps include the following changes:

1. Station Road has been extended to show that Hidden Valley Lane has frontage on Station Road;
2. The proposed new lot line has been identified;
3. The various aspects of the bulk table, which are not in compliance have been highlighted to indicate that these were pre-existing non-conforming conditions.

If these changes are in accordance with your interpretation of the planning board's approval, please indicate and I will arrange to have the appropriate maps presented for signing and filing.

Thank you for your cooperation in this matter. If you have any questions, please feel free to contact me.

Sincerely yours,

  
James Casazza

JC:slv  
Enclosures  
cc: Ivan Bellinger  
HAND DELIVERED

**Town of New Windsor**

**555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#761-2006**

09/22/2006

**Bellinger, Barbara  
467 Station Road  
New Windsor, New York 12553**

**Received \$ 75.00 for Planning Board Fees, on 09/22/2006. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

PB# 06-27

**RESOLUTION GRANTING APPROVAL TO A LOT LINE CHANGE**

*Seaman - Bellinger Lot Line Change*

*PB # 06-27*

*(S-B-L: 29-1-68 and 29-1-24 & 25)*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a lot line change by Ivan and Barbara Bellinger (the "applicant") for a project described as the "Seaman - Bellinger Lot Line Change";

**WHEREAS**, the subject site consists of 4.48 acres, located on the West side of Station Road, comprised of three tax map parcels in the Town of New Windsor, and designated on the tax map as (S-B-L: 29-1-68 and 29-1-24 & 25); and

**WHEREAS**, the action involves a request for a lot line change, which is a minor subdivision approval from the Town of New Windsor; and

**WHEREAS**, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted a uncoordinated SEQRA review for this project; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed subdivision layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, the Planning Board waived the public hearing; and

**WHEREAS**, the Planning Board, acting as Lead Agency, has previously determined that the Proposed Action minimizes or avoids significant environmental impacts and has previously adopted a negative declaration; and

**WHEREAS**, the applicant has applied for a lot line change, which is, in essence, subdivision approval, and has submitted a proposed lot line change plat prepared by Lanc & Tully Engineering and Surveying, P.C., consisting of 1 sheet, dated May 23, 2006 and last revised on August 2, 2006; and

**NOW, THEREFORE**, the Planning Board hereby grants conditional subdivision approval to the Applicant. Final

subdivision approval shall not be granted until the Applicant has complied with the following conditions:

1. The applicant shall pay all outstanding fees due the Town for review of this application;
2. The applicant shall make any required revisions to the final plat to the satisfaction of the Town Engineer and Town Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency;
4. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plat for signature within six months of the date of this resolution.

AND BE IT FURTHER RESOLVED, that this approval of the final subdivision plat application shall expire six (6) months from the date hereof, unless an extension of this time period is requested by the Applicant prior the expiration of this approval and approved by the Planning Board.


Upon motion made by Member Scheible, seconded by Member Gallagher, the foregoing resolution was adopted as follows:

Member, Joseph Minuta	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
Member, Neil Schlesinger	Aye	Nay	Abstain	<u>Absent</u>
Member, Henry Vanleeuwen	Aye	Nay	Abstain	<u>Absent</u>
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent
- - -				
Alternate, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Alternate, Henry Schieble	<u>Aye</u>	Nay	Abstain	Absent

Dated: September 27, 2006  
New Windsor, New York

  
Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 17<sup>th</sup> day  
of October, 2006.

  
Deborah Green  
Town Clerk

**RESOLUTION ADOPTING A NEGATIVE DECLARATION  
UNDER THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT**

*Seaman - Bellinger Lot Line Change*

*PB # 06-27*

*(S-B-L: 29-1-68 and 29-1-24 & 25)*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a lot line change by Ivan and Barbara Bellinger (the "applicant") for a project described as the "Seaman - Bellinger Lot Line Change";

**WHEREAS**, the subject site consists of 4.48 acres, located on the West side of Station Road, comprised of three tax map parcels in the Town of New Windsor, and designated on the tax map as (S-B-L: 29-1-68 and 29-1-24 & 25); and

**WHEREAS**, the action involves a request for a lot line change, which is a minor subdivision approval from the Town of New Windsor; and

**WHEREAS**, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted a uncoordinated SEQRA review for this project; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed subdivision layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, the Planning Board waived the public hearing; and

**WHEREAS**, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of this preliminary subdivision plat.

**NOW, THEREFORE**, be it resolved as follows:


1. The Planning Board is lead agency for a uncoordinated review of this action;
2. This is an Type I Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;

4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

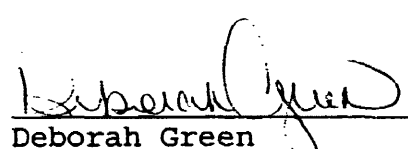
Upon motion made by Member Minuta, seconded by Member Schieble, the foregoing resolution was adopted as follows:

Member, Joseph Minuta	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
Member, Neil Schlesinger	Aye	Nay	Abstain	<u>Absent</u>
Member, Henry Vanleeuwen	Aye	Nay	Abstain	<u>Absent</u>
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent
- - -				
Alternate, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Alternate, Henry Schieble	<u>Aye</u>	Nay	Abstain	Absent

Dated: 9/27, 2006  
New Windsor, New York

  
Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 17<sup>th</sup> day  
of October, 2006.

  
Deborah Green  
Town Clerk



**TOWN OF NEW WINDSOR PLANNING BOARD  
COUNTY OF ORANGE**

**NEGATIVE DECLARATION**

*Seaman - Bellinger Lot Line Change  
PB # 6-27  
(S-B-L: 29-1-68 and 29-1-24 & 25)*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an Uncoordinated review of this Unlisted Action.

Name of Project: Seaman - Bellinger Lot Line Change  
Action Type: Unlisted Action; Uncoordinated Review  
Location: Town of New Windsor, County of Orange  
Location: Station Road  
Zoning District: R-1 Residential  
Tax Map Parcel: 29-1-68 and 29-1-24 & 25

**Summary of Action:**

The action involves a request for a lot line change between residential lots for three parcels located in the R-1 Residential District in the Town of New Windsor. The applicant proposes to transfer .565 acres from lot 68 to lots 24 & 25, and to offer a portion of Station Road, an existing town road, for dedication to the Town.

**Reasons Supporting the Negative Declaration:**

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting the lot line change.

No new lots will be created by virtue of this lot line change. The proposed lot line change is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Neither solid waste generation, energy consumption, nor public service demands would be significant or excessive for the realigned lots within this resubdivision. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: September 27, 2006  
Agency Address: Town of New Windsor Planning Board  
Town Hall - 555 Union Avenue  
New Windsor, New York 12553  
Tel. (845) 563-4615  
Contact Person: Genaro Argenio, Planning Board Chairman



PROJECT: Bellinger - Seaman LT Cdy P.B. # 06-27

**NEGATIVE DEC:**

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

M) M S) Sch VOTE: A 5 N 0  
CARRIED: Y ✓ N    

**PUBLIC HEARING:** *Prelim + final* : **WAIVED:** ☒ **CLOSED:**           

M) M S) G VOTE: A 5 N 0 SCHEDULE P.H.: Y      N ☒

SEND TO O.C. PLANNING: Y\_\_\_\_  
SEND TO DEPT. OF TRANSPORTATION: Y\_\_\_\_

REFER TO Z.B.A.: M)\_\_\_\_ S)\_\_\_\_ VOTE: A\_\_\_\_ N\_\_\_\_

RETURN TO WORK SHOP: Y\_\_N\_\_

**APPROVAL:**

M) S/S) G VOTE: A 5 N 0 APPROVED: \_\_\_\_\_

NEED NEW PLANS: Y ☒ N

**CONDITIONS – NOTES:**

Need Note on plan (Per Minuta) for roadway  
Addresses Mark's Comments

BELLINGER/SEAMAN LOT LINE CHANGE (06-27)

---

MR. ARGENIO: Next we have Bellinger/Seaman lot line change on Station Road, residential lot line change.

James Casazza, Esq. appeared before the board for this proposal.

MR. ARGENIO: Application proposes to change three tax lots into two tax lots with no new lots or structures being proposed.

MR. CASAZZA: Correct. I'm representing Mr. Bellinger who's here also. What we're proposing here my client currently owns lots 29-1-25 and a very odd shaped 29-1-24 which kind of circles around two sides of this property. This lot in the rear 29-1-68 is this big rectangular block plus this piece here and the 25 foot strip that comes out to Station Road. The driveway access to this piece however has always been along this road so what's being proposed here is that a new lot line will be created here separating this lower part of lot 68 and adding that piece to combine lot 25 and 24 so we'll do away with these intermittent lot lines.

MR. ARGENIO: How did we end up with those lot lines? What's the genesis of that, if you know?

MR. CASAZZA: These are ancient, Ivan originally owned just this one small lot. When did you buy the piece?

MR. BELLINGER: My father-in-law bought it from his father-in-law 40 years ago.

MR. ARGENIO: It's the in-laws that did it, all right.

MR. CASAZZA: We actually corrected a lot of problems with this lot line change, we met with Mark a couple times on this. This lot in the back was serviced by what was created by subdivision Town approved

subdivision which laid out a private road, however, the actual driveway didn't follow the route of the laid out road on the map so there was a second easement so these properties were encumbered by a mapped road and an actual road which was an easement. So what we did with the cooperation of these landowners is we combined the existing road, overlaid that with the mapped road clearly identified it as Hidden Valley Lane, we created the necessary 70 foot of road frontage for this lot so that it now complies with frontage and we have brought this lot closer into compliance with the zoning.

MR. ARGENIO: Let me ask you this, Mr. Klos (phonetic), his lot, can you outline that?

MR. CASAZZA: Klos is a rectangle just like this.

MR. ARGENIO: Outline the next lot to the left.

MR. CASAZZA: That would be this line over to here down to here, I'm sorry, down to here and then back over this way. So there will be two rectangular lots.

MR. CORDISCO: That would be the change.

MR. CASAZZA: That would be the change.

MR. ARGENIO: Now, Mr. Seaman owns a lot in the front?

MR. CASAZZA: This lot here which is on Station Road.

MR. ARGENIO: Go to the right, I see the name Seaman on the right side of the plan.

MR. CASAZZA: That's what's here, first name Janet Seaman.

MR. ARGENIO: I don't care who it is, my question is below Mrs. Seaman's lot, what's below there?

MR. CASAZZA: Station Road.

MR. ARGENIO: Well, it's not enunciated here as Station Road where it's on the left-hand side and I thought you had a driveway to nowhere here.

MR. CASAZZA: No, Station Road comes all the way across because we didn't set this out to do anything with this road, we only showed Station Road here, it was only after we met with Mark that he wanted us to clean up this area and that's why this is shown here but Station Road comes all the way across these property lines.

MR. ARGENIO: So Hidden Valley Lane is going to be a private road?

MR. CASAZZA: It already is, this is not new, it's been there, it's been there.

MR. BABCOCK: It's right after Beach Acres on the right-hand side.

MR. ARGENIO: Out near my house.

MR. BABCOCK: Yes.

MR. CASAZZA: The original subdivision was '68 or '70.

MR. ARGENIO: Are you passed the power lines?

MR. BELLINGER: Yes, yes, on the right side, my wife's grandfather owned all that property at one time.

MR. ARGENIO: Peter Keans is behind you?

MR. BELLINGER: Yes, Mark Johnson lives right next to me on one side.

MR. ARGENIO: I live on Sesame Street.

MR. CASAZZA: I'm not sure I'd want to live on Sesame Street but that's okay.

MR. BABCOCK: His kids like it.

MR. MINUTA: With regard to the road note what you just mentioned not having the Station Road illustrated to the other portion of the lot it might be worthwhile to have that indicated on this location so you can see that we have proper 90 degree at the road.

MR. CASAZZA: We can do that, that's no problem.

MR. SCHEIBLE: What's in the middle there?

MR. CASAZZA: There's a separate lot in here, in fact, there's three lots existing have been there, not affected by any of this.

MR. ARGENIO: The lot line change improves the compliance of the lots, no bulk conditions are being made more non-conforming, as such, the planning board can act without the need for ZBA action. That's an excerpt from Mark's comments. The proposed lot line should be called out as proposed lot line on the plan. You can mark lot line to be extinguished.

MR. CASAZZA: Yeah, he wanted us to put a note here saying that this would be the new lot line.

MR. ARGENIO: I think you should do that.

MR. CASAZZA: Yes.

MR. ARGENIO: I will accept a motion for lead agency if somebody sees so fit.

MR. MINUTA: So moved.

MR. SCHEIBLE: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself as lead agency under the SEQRA review process. No further discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I think this is, there's some subject-tos here and sir, you're going to have to make some, do some clean-up issues on your plan here. I assume you have a copy of Mark's comments?

MR. CASAZZA: I just got them tonight. What Mark told me when we had our pre-meeting was that these items which would be required on the revision to the map could be done if after the planning board acts, in other words, you could act and make a signing of the map.

MR. ARGENIO: I have no problem with that, I know what we need to do here, this is fine. But it needs to be on there because of the non-conformances that exist, we need to document the genesis of them and follow them forward, that's why Mark needs that or we need that information on there.

MR. CASAZZA: We talked about putting, he talked about us putting some asterisks in the block of requirements and having those asterisks refer down to a footnote that would say that these conditions were pre-existing just so that there's no question when we fall short of the category we're not creating that, that was the way it was.

September 27, 2006

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MR. ARGENIO: You're not building any structures just moving lot lines.

MR. CASAZZA: That's all.

MR. ARGENIO: Okay, what do you feel, how do the other members feel about a public hearing? Henry?

MR. SCHEIBLE: We're just moving a lot line, we're not doing anything too deep here and it's all within the legalities.

MR. BROWN: I don't think it's a problem.

MR. MINUTA: Driveway exists, all this exists?

MR. CASAZZA: Yes.

MR. MINUTA: I don't see anything.

MR. GALLAGHER: No more, just clean-up.

MR. ARGENIO: I agree with that. As such, I'll accept a motion that we waive the public hearing including the requisite final public hearing for this application, if somebody agrees with that.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the public hearing both the preliminary and the final public hearing for the Bellinger/Seaman lot line change. No further discussion, roll call.

ROLL CALL



September 27, 2006

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MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Unless anybody disagrees, I don't see why we shouldn't seek a motion for negative dec.

MR. MINUTA: So moved.

MR. SCHEIBLE: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare a negative declaration under the SEQRA process for the Bellinger/Seaman lot line change. No further discussion from the board members, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Guys, I don't have anything else here, there's some subject-tos here and unless somebody sees something that I possibly am missing, which is possible, I'd like to move this along.

MR. CORDISCO: I'd just like to add I did prepare a written resolution which grants approval to the lot line change. There's also a provision that if any revisions are required by the Planning Board's consulting engineer that those revisions have to be made prior to the plat being signed. So it would essentially be a conditional approval in that these changes would have to be made.

September 27, 2006

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MR. ARGENIO: Somebody wants to make a motion.

MR. SCHEIBLE: I'll make a motion.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board grant final approval to the Bellinger/Seaman lot line change subject to Mark's note number 2 and the bullets contained therein and the applicant making the appropriate modifications that this board asked for this evening on the plan. Does that cover it?

MR. CORDISCO: It does.

MR. ARGENIO: No further discussion from the board members, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

**RICHARD D. McGOEY, P.E. (NY & PA)**

**WILLIAM J. HAUSER, P.E. (NY & NJ)**

**MARK J. EDSALL, P.E. (NY, NJ & PA)**

**JAMES M. FARR, P.E. (NY & PA)**

**MAIN OFFICE**  
**33 AIRPORT CENTER DRIVE**  
**SUITE 202**  
**NEW WINDSOR, NEW YORK 12553**

**(845) 567-3100**  
**FAX: (845) 567-3232**  
**E-MAIL: MHENY@MHEPC.COM**

**WRITER'S E-MAIL ADDRESS:**  
**MJE@MHEPC.COM**

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** BELLINGER / SEAMAN LOT LINE CHANGE  
**PROJECT LOCATION:** STATION ROAD  
SECTION 29 – BLOCK 1 – LOTS 24, 25 & 68  
**PROJECT NUMBER:** 06-27  
**DATE:** 27 SEPTEMBER 2006  
**DESCRIPTION:** THE APPLICATION INVOLVES LOT LINE REVISIONS THAT  
CHANGE THREE TAX LOTS TO TWO TAX LOTS, WITH NO NEW  
LOTS OR STRUCTURES BEING PROPOSED.

1. The application combines lots 24 and 25, and then moves the division line between those lands and lot 68 to the west to increase the area of the lot surrounding the residence fronting on Station Road.

An additional benefit of the application is the “clean-up” the private road right-of-way serving lot 68 (as well as other lots), such that it is located over physical road improvement, and provides adequate frontage to lot 68.

2. The properties are located in the R-1 zoning district. The bulk information shown is correct for the zone and use. The lot line change improves the compliance of the lots; no bulk conditions are being made more non-conforming. As such, the Planning Board can act without the need for ZBA action. The plan bulk table does need some correction as follows:

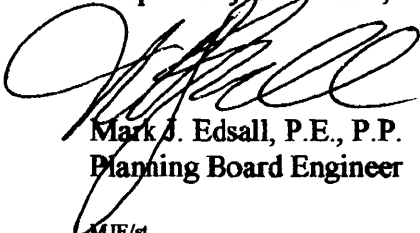
- Lot 68 front yard should note pre-existing non-conforming.
- Lot 24/25 area (pre and post) should be noted as pre-existing non-conforming.
- Lot 24/25 front yard (pre and post) should be noted as pre-existing non-conforming.
- Revise lot 24/25 setback information for primary structures (accessory structures are treated separately).
- The bulk table should include values for all bulk criteria (including height, FAR and development coverage), all of which are not on the current bulk table.

**REGIONAL OFFICES**

- 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

3. The proposed lot line should be called out as "Proposed Lot Line" on the plan.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.
5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
6. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW06-27-27Sept06

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/27/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 6-27

NAME: SEAMAN - BELLINGER LL CHG PA2006-24

APPLICANT: IVAN & BARBARA BELLINGER

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/06/2006	WORK SHOP	SUBMIT
06/07/2006	WORK SHOP	RET TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/21/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPLICATION**

FOR PROJECT NUMBER: 6-27

NAME: SEAMAN - BELLINGER LL CHG PA2006-24

APPLICANT: IVAN & BARBARA BELLINGER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/11/2006	LL CHG APPLIC FEE	CHG	75.00		
09/11/2006	REC. CK #140	PAID		75.00	
			-----	-----	-----
		TOTAL:	75.00	75.00	0.00



**McGOEY, HAUSER and EDSALL**  
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MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office  
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(845) 587-3100  
e-mail: mhenry@mhepc.com

☐ Regional Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhapa@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN/VILLAGE OF:

*New Windsor*

P/B APP. NO.:

*100-3*  
**06-27**

WORK SESSION DATE:

*7 June 06*

PROJECT: NEW ☒ OLD ☐

REAPPEARANCE AT W/S REQUESTED:

*NO*

RESUB. REQ'D: *Full App*

PROJECT NAME:

*Bellinger/Seaman*

REPRESENTATIVES PRESENT:

*Jim Casazza, Esq*

MUNICIPAL REPS PRESENT:

BLDG INSP.  
ENGINEER  
P/B CHMN

*X*

FIRE INSP.  
PLANNER  
OTHER

ITEMS DISCUSSED:

STND CHECKLIST:

PROJECT TYPE

DRAINAGE

SITE PLAN

DUMPSTER

SPEC PERMIT

SCREENING

**L L CHG.**

LIGHTING

SUBDIVISION

(Streetlights)

LANDSCAPING

OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral: ☐ Y ☐ N

Ready For Meeting ☐ Y ☐ N

Recommended Mtg Date

*show spot DS front lot*

*Thousand vs culverts  
realign -*

*Bulk Fix*

*knowlton - LST  
If Rodney has any g's on  
Bulk - call*

*QMG*



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Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

## PLANNING BOARD WORK SESSION RECORD OF APPEARANCE

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

06-27

WORK SESSION DATE:

6 Sept 06

PROJECT: NEW

OLD

REAPPEARANCE AT W/S REQUESTED:

NO

RESUB. REQ'D:

APP

PROJECT NAME:

Bellinger Yc

REPRESENTATIVES PRESENT:

Jim Casazza

MUNICIPAL REPS PRESENT:

BLDG INSP.  
ENGINEER  
P/B CHMN

X

FIRE INSP.  
PLANNER  
OTHER

ITEMS DISCUSSED:

got 70' front  
call out prepared Yc  
~~correct the width by~~  
call out 60' front PENC

CL Bulk  
table

3 lots  $\Rightarrow$  2  
fix PENC not = PENC  
fix non compliances

call out PENC stuff

STND CHECKLIST:

PROJECT  
TYPE

DRAINAGE

SITE PLAN

DUMPSTER

SPEC PERMIT

SCREENING

L I CHG.

LIGHTING

SUBDIVISION

(Streetlights)

LANDSCAPING

OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral:

Y X N

Ready For Meeting

X Y N

Recommended Mtg Date

ASAP



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

### BUILDING DEPARTMENT PERMIT NUMBER:

PA 2006-24 -  
MUST FILL IN THIS NUMBER

1. Name of Project SEAMAN - BELLINGER LOT LINE CHANGE

2. Owner of Record CHARLES and MICHELE SEAMAN Phone \_\_\_\_\_

Address: 17 Hidden Valley Lane, Rock Tavern New York 12575  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant IVAN and BARBARA BELLINGER Phone \_\_\_\_\_

Address: 467 Station Road, Rock Tavern New York 12575  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan LANC & TULLY Phone \_\_\_\_\_

Address: P.O. Box 687, Route 207, Goshen, New York 10924  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney JAMES CASAZZA, ESQ. Phone 845-496-9166

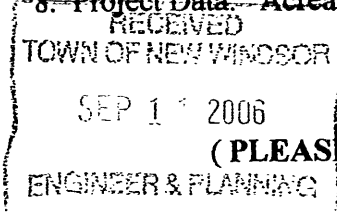
Address 19 South Street, Washingtonville, New York 10992  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

JAMES CASAZZA, ESQ. 845-496-9166 845-496-9005  
(Name) (Phone) (fax)

7. Project Location: On the West side of Station Road  
(Direction) (Street)

8. Project Data: Acreage 4.48 Zone R-1 School Dist. Washingtonville



PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

06-27

06-27  
9/11/06

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No x

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) \_\_\_\_\_  
Lot Line Change

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no x

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no x

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION

SWORN BEFORE ME THIS:

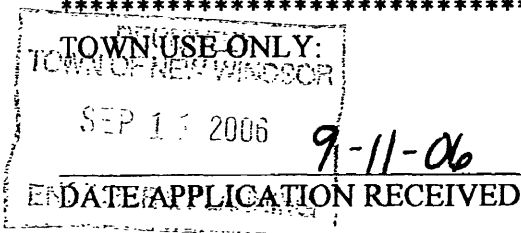
Charles Dwayne DeGman  
(OWNER'S SIGNATURE)

8<sup>th</sup> DAY OF Sept 2006

\_\_\_\_\_  
(AGENT'S SIGNATURE)

James Casazza  
NOTARY PUBLIC

Please Print Agent's Name as Signed  
JAMES CASAZZA  
NOTARY PUBLIC, State of New York  
No. 4674675  
Resident In And For Orange County  
Commission Expires April 30, 192010



06-27  
06-27  
APPLICATION NUMBER

**AGENT/OWNER PROXY STATEMENT**  
(for professional representation)

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

CHARLES D. DEANER, deposes and says that he resides  
(OWNER)  
at 17 Hidden Valley Lane in the County of CRANE  
(OWNER'S ADDRESS)  
and State of New York and that he is the owner of property tax map  
(Sec. 29 Block 1 Lot 68)  
designation number (Sec.        Block        Lot       ) which is the premises described in  
the foregoing application and that he designates:

JAMES CASAZZA 19 South St Wapping, Tennille NY 10992  
(Agent Name & Address)

\_\_\_\_\_  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.**

SWORN BEFORE ME THIS:

\*\*Charles D. Deaner  
Owner's Signature (MUST BE NOTARIZED)

8<sup>th</sup> DAY OF SEPTEMBER 2006

\_\_\_\_\_  
Agent's Signature (If Applicable)

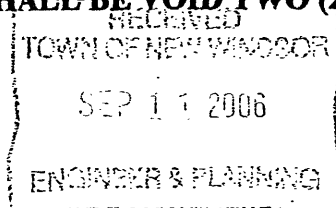
Sheri L. Valentino  
NOTARY PUBLIC

\_\_\_\_\_  
Professional Representative's Signature

**SHERI L. VALENTINO**  
Notary Public, State of New York  
No. 4777768

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**



06-27

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>SEAMAN/BELLINGER</b>	2. PROJECT NAME <b>LOT LINE CHANGE</b>
3. PROJECT LOCATION: Municipality <b>New Windsor</b> County <b>Orange</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <b>Station Road and Hidden Valley Lane</b>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  <b>Lot Line Change .565 acre moved from lot 68 to lots 24-25 and road dedication</b>	
7. AMOUNT OF LAND AFFECTED: Initially <b>.565</b> acres    Ultimately <b>.565</b> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____ Date: _____	
Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

06-27

ENGINEER &amp; PLANNING

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b>	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:   	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:   	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:   	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:   	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.   	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.   	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.   	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly:	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_

Name of Lead Agency

\_\_\_\_\_

Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_

Title of Responsible Officer

\_\_\_\_\_

Signature of Responsible Officer in Lead Agency

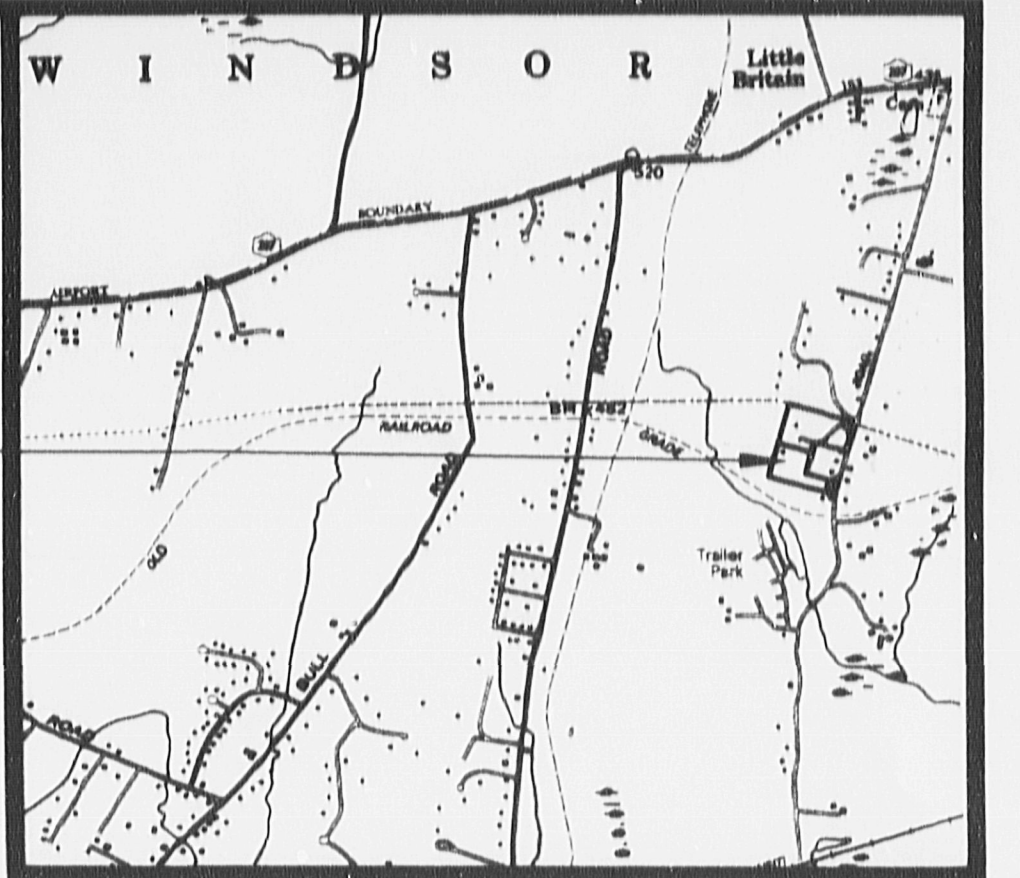
\_\_\_\_\_

Signature of Preparer (If different from responsible officer)

\_\_\_\_\_

Date





LOCATION PLAN  
MAYBROOK, N.Y.  
U.S.G.S. QUADRANGLE  
1 INCH = 2000 FEET

#### NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:  
MAP ENTITLED "PROPOSED SUBDIVISION PLAN OF CHARLES AND MICHELE SEAMAN, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED AUGUST 28, 1985 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 16, 1985 AS MAP NO. 7294.  
MAP ENTITLED "FINAL MAP SUBDIVISION OF GEYSEN PARK, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED NOVEMBER 10, 1964, LAST REVISED JANUARY 10, 1973, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 12, 1974 AS MAP NO. 3350.

#### TABLE OF ZONING REQUIREMENTS TOWN OF NEW WINDSOR R-1 ZONE (RURAL RESIDENTIAL)

	MINIMUM	REQUIRED	EXISTING LOT 68	LOT 68 AFTER CHANGE	EXISTING LOTS 24 & 25	LOTS 24 & 25 AFTER CHANGE
LOT AREA	80,000 SQ. FT.	171,708 SQ. FT.	171,708 SQ. FT.	147,083 SQ. FT.	23,216 SQ. FT.	47,840 SQ. FT.
LOT WIDTH	175 FT.	25 FT.	25 FT.	365 FT.	145 FT.	145 FT.
FRONT YARD	45 FT.	40 FT.	40 FT.	40 FT.	38 FT.	38 FT.
ONE SIDE YARD/BOTH	40/80 FT.	65/312 FT.	65/312 FT.	65/312 FT.	15/36 FT.	20/80 FT.
REAR YARD	50 FT.	313 FT.	313 FT.	313 FT.	24.4 FT.	205 FT.
STREET FRONTAGE	70 FT.	25 FT.	25 FT.	70 FT.	120 FT.	145 FT.
DWELLING SQUARE FOOTAGE	1200 SQ. FT.	1900± SQ. FT.	1900± SQ. FT.	1322± SQ. FT.	1322± SQ. FT.	1322± SQ. FT.
MAXIMUM						
BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.
FLOOR AREA RATIO	N/A	N/A	N/A	N/A	N/A	N/A
DEVELOPMENTAL COVERAGE	20 %	2.3 %	2.7 %	22.2 %	10.8 %	10.8 %

\*PRE-EXISTING AND NON-CONFORMING

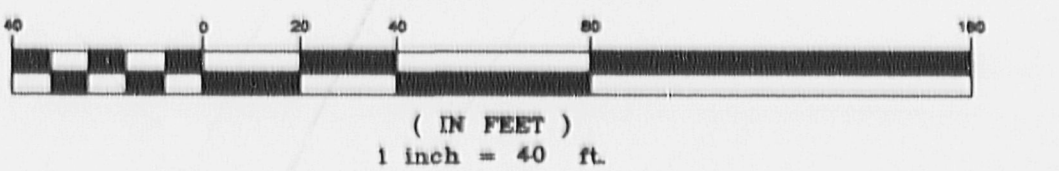
#### RECORD OWNERS:

CHARLES SEAMAN & MICHELE SEAMAN  
17 HIDDEN VALLEY LANE  
ROCK TAVERN NY 12575  
LIBER 2474 OF DEEDS AT PAGE 208  
TAX LOT: 29 - 1 - 68  
IVAN BELLINGER & BARBARA J. BELLINGER  
487 STATION ROAD  
ROCK TAVERN NY 12575  
LIBER 5933 OF DEEDS AT PAGE 233  
TAX LOTS: 29 - 1 - 24 & 25  
LOT NO. 3 ON FILED MAP NO. 7294

#### LOT AREAS SUMMARY:

EXISTING LOTS	PROPOSED LOTS
29 - 1 - 24	0.200 ± AC.
29 - 1 - 25	0.344 ± AC.
52 - 1 - 68	3.944 ± AC.
TOTAL	4.488 ± AC.
	LOTS 24-25 1.098 ± AC.
	LOT 68 3.379 ± AC.
	ROAD DEDICATION 0.111 ± AC.
	TOTAL 4.488 ± AC.

#### GRAPHIC SCALE



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#### LOT LINE CHANGE PREPARED FOR

IVAN AND BARBARA J. BELLINGER  
AND  
CHARLES AND MICHELE SEAMAN  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

#### CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JUNE 3, 2005.

IVAN BELLINGER  
BARBARA J. BELLINGER  
CHARLES SEAMAN  
MICHELE SEAMAN  
Rodney C. Knowlton, L.S.  
NEW YORK STATE LICENSE NO. 50278

APPROVED BY TOWN OF NEW WINDSOR  
FEB 26 2007

APPROVED BY TOWN OF NEW WINDSOR  
MAY 23, 2006  
AUGUST 2, 2006  
OCTOBER 9, 2006  
NOVEMBER 22, 2006  
Ivan Bellinger-Seaman/DWS  
Update SVV  
1 OF 1  
Drawing No.: 29 - 1 - 24,25,68  
A - 05 - 0059 - 1

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